

2.11

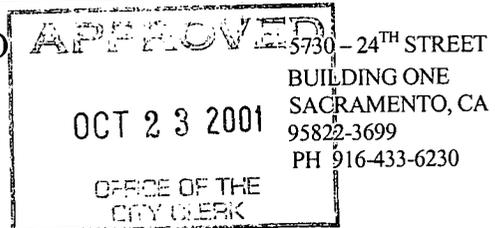
DEPARTMENT OF
PUBLIC WORKS

MAINTENANCE SERVICES
DIVISION

City Council
Sacramento, California

CITY OF SACRAMENTO
CALIFORNIA

October 8, 2001



Honorable Members in Session:

SUBJECT: SUSPEND COMPETITIVE BIDDING AND AUTHORIZE THE UTILIZATION OF A PRE-QUALIFICATION PROCESS TO SELECT CONTRACTORS TO BE ELIGIBLE TO PARTICIPATE IN COMPETITIVE BIDDING FOR A HEATING/AIR CONDITIONING AND VENTILATION SYSTEM (HVAC) UPGRADE CONTRACT AT THE CROCKER ART MUSEUM

LOCATION AND COUNCIL DISTRICT: Council District 1.

RECOMMENDATION:

Staff recommends that the City Council:

- Adopt the attached resolution which suspends competitive bidding procedures set forth in Article III of Chapter 3.60; and
- Authorizes staff to utilize a pre-qualification process to select contractors to be eligible to participate in competitive bidding for a heating/air conditioning and ventilation system maintenance upgrade contract at the Crocker Art Museum.

CONTACT PERSONS: Jim Johnston, Maintenance Services General Supv., 433-2288
Gene Moore, Manager, Maintenance Services 433-6220

FOR COUNCIL MEETING: October 23, 2001

SUMMARY:

This report recommends that the Council adopt the attached Resolution, which suspends the bidding procedure set forth in Article III of Chapter 3.60 of the Sacramento City Code and authorizes staff to utilize a pre-qualification process to select contractors to be eligible to participate in competitive bidding for a heating/air conditioning and ventilation system maintenance upgrade contract at the Crocker Art Museum. The recommendation to suspend formal bidding procedure is a technical requirement, since the use of a pre-qualification

process is not part of the standard formal competitive bidding process as detailed in Chapter 3.60 of the City Code. This process requires the suspension of formal competitive bidding by two-thirds vote of City Council.

COMMITTEE/COMMISSION ACTION: None.

BACKGROUND INFORMATION:

The project includes the assessment of the Crocker Art Museum's environmental control systems and the evaluation, engineering, installation and commissioning of corrective measures necessary for the Museum to maintain its accreditation. The Museum's accreditation is required every 10 years and the review will be performed March 11 and 12, 2002. The accreditation is performed by the American Association of Museums and involves, among other things, the measurement of temperature and humidity tolerances within the Museum.

If the museum loses its accreditation, it is considered a less desirable venue for major exhibitions, which will affect revenues. The Gallery Wing was identified as requiring first consideration. A 1992 consultant report detailed environmental system deficiencies. In this type of project, the humidification and temperature controls require tolerances that most contractors are not familiar with and are not comfortable designing or installing. This project involves the replacement of heating and cooling equipment in the Gallery Wing. The current equipment has reached the end of its useful life and is no longer capable of providing the required environmental conditions. New equipment with enhanced dehumidification capability will be installed. Existing humidification equipment serving the Gallery wing is outdated and in some cases, non-operational. Proposal to install state of the art low energy use ultrasonic humidification equipment will provide the environmental control required for the continuance of the Museum's accreditation.

The Crocker Art Museum building complex consists of three connecting buildings developed over a period of more than 125 years. A 1992 Architectural Conservation Assessment identified maintenance of design temperature and humidity levels as a deficiency requiring correction. This was further investigated in the 1999 3D/International facility assessment and placed on the deferred maintenance list.

The Gallery Wing contains the oldest air handling equipment at the Museum. The air handlers were installed in 1978. Three attic-mounted air handlers serve the third floor. Seven small air handlers in the first floor ceiling serve the second floor and parts of the first floor. One floor-mounted air handler serves the first floor multi-purpose room. These fan systems operate constantly during occupied hours and cycle off at night to maintain space temperature. During the 1986 central plant upgrade, air conditioning was added to these air handlers.

Due to the nature of and the content within the Museum, issues of heat, humidity and dust are of critical importance. This becomes a crucial consideration in the selection of a contractor; the selected contractor must have had previous experience working in museums with understanding on the protection of assets and fine art contained within museums. The selected contractor must also have extensive knowledge of humidification equipment and the proper installation. For the above cited reasons, it is considered in the best interest of the City to suspend the procedures for

City Council

Utilize Pre-Qualification Process to Select Contractor to Bid on Crocker HVAC Upgrade (CE21)

October 8, 2001

competitive bidding, utilize the pre-qualification process, and allow only contractors that have the proper qualifications to bid on this project.

FINANCIAL CONSIDERATIONS:

The funding for this project is coming from CIP CE21 (deferred maintenance repair).

ENVIRONMENTAL CONSIDERATIONS:

The Planning and Building Department, Office of Environmental Affairs has reviewed the proposed action and has determined that this action of suspending bidding procedures is not considered a "project" as defined under the California Environmental Quality Act (CEQA) Section Number 15378, and, therefore, do not require environmental evaluation. Once appropriate analysis and design has been completed for upgrading of the HVAC system, applicable environmental evaluations of that portion of the project will be brought before Council for approval at a later date.

POLICY CONSIDERATIONS:

The recommendation to suspend bidding procedures set forth in Article III of Chapter 3.60 of the Sacramento City Code is a technical requirement, since the use of a pre-qualification process is not part of the standard formal competitive bidding process as defined in Chapter 3.60 Article III. It should be noted that formal competitive bids will be solicited from contractors that successfully meet pre-qualification criteria. This suspension of formal competitive bidding upon two-thirds vote by City Council is in accordance with Code Section 3.60.170(D).

ESBE CONSIDERATIONS:

The City's E/SBE policies will be included in the pre-qualification process, as noted above.

Respectfully Submitted,



Gene Moore
Maintenance Services Manager

RECOMMENDATION APPROVED:

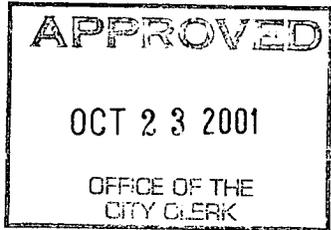


ROBERT F. THOMAS
City Manager
1 Attachment

Approved:



Michael Kashiwagi
Director of Public Works



RESOLUTION NO. 2001-701

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

A RESOLUTION SUSPENDING COMPETITIVE BIDDING AND AUTHORIZING THE UTILIZATION OF A PRE-QUALIFICATION PROCESS TO SELECT CONTRACTORS TO BE ELIGIBLE TO PARTICIPATE IN COMPETITIVE BIDDING FOR A HEATING/AIR CONDITIONING AND VENTILATION SYSTEM (HVAC) UPGRADE CONTRACT AT THE CROCKER ART MUSEUM

BE IT RESOLVED BY THE SACRAMENTO CITY COUNCIL THAT:

- In the best interests of the City of Sacramento, formal competitive bidding is hereby suspended for a heating/air conditioning and ventilation system maintenance upgrade contract at the Crocker Art Museum. Due to the need to protect the assets contained within the Museum, issues of heat, humidity and dust are of critical importance. This becomes a crucial consideration in the selection of a contractor; the selected contractor must have had previous experience working in museums, and an understanding of the protection of assets and fine art contained within museums. The selected contractor must also have extensive knowledge of humidification equipment and the proper installation thereof. For these reasons, it is considered in the best interests of the City to suspend the procedures for competitive bidding, utilize the pre-qualification process, and allow only contractors that have the proper qualifications to bid on this project.
- Therefore, the City Manager is hereby authorized to utilize a pre-qualification process to select contractors to be eligible to participate in competitive bidding for a heating/air conditioning and ventilation system maintenance upgrade contract.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

A RESOLUTION SUSPENDING COMPETITIVE BIDDING AND AUTHORIZE THE UTILIZATION OF A PRE-QUALIFICATION PROCESS TO SELECT CONTRACTORS TO BE ELIGIBLE TO PARTICIPATE IN COMPETITIVE BIDDING FOR A HEATING/AIR CONDITIONING AND VENTILATION SYSTEM (HVAC) UPGRADE CONTRACT AT THE CROCKER ART MUSEUM

BE IT RESOLVED BY THE SACRAMENTO CITY COUNCIL THAT:

- In the best interests of the City of Sacramento, formal competitive bidding is hereby suspended for a heating/air conditioning and ventilation system maintenance upgrade contract; and
- The City Manager is hereby authorized to utilize a pre-qualification process to select contractors to be eligible to participate in competitive bidding for a heating/air conditioning and ventilation system maintenance upgrade contract.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____